

500 ACRES FOR SALE New York's Biggest Plants Are Locating in the

Hackensack Meadows

Four railroads, two deep-channel rivers. Between Jersey City and Newark. Large supplies of skilled and unskilled labor. This is Greater New York's biggest industrial devel-

Following corporations have located in see proximity to this property:

Cose Proximity of the Ship Yards
Federal Government's First Shipbuilding Plant.
Henry Ford's Plant
Seaboard By-Product Coke Co.

Thos. Edison and North American Copper Co. are also recent purchasers The property of the Ft. Montgomery Iron Co. is one of the choice opportunities still open. 500 acres to be sold in whole or in part.

FORT MONTGOMERY IRON CO. 20 Vesey Street, New York

MEADOWS NOW HOLD MANY FACTORIES

Long Overlooked Property at Head of Newark Bay Big Commercial Colony.

MORE ACTIVITY LIKELY

Much Credit Due to J. P. Day for Starting Development of Great Centre.

Possibilities of the mendow land around Newark which is now being developed into one of the greatest industrial colonies in the country were first brought to the attention of the public by the Newark Factory Sites, Inc., which several years ago, on the advice of Joseph P. Day, its sales agent, secured tals property for exploitation. Knowing the factory needs of the country and the scarcity of available sites at the port of New York for large plants, the purchase and development of this then useless land was advocated by Mr. Day. The every real estate man in this part of the country and every manufacturer from here to the Pacific coast. The property taken over by the com-

contained about 3,000 acres at the head of Newark Bay midway between Newark and Jersey City, with large frontages on the Passaic and Hackenmck rivers, within a radius of five miles of New York City Hall, with the tracks the Pennsylvania, Lackawanna, Erie cold Central Railroad of New Jersey

the exceptional rail and water facilites of the property caused Henry Ford for his Atlantic seaboard plant. The savantages of the location did not es-sipe the attention of the United States Steel Company, which was in the market for a property near the port of New York, and it purchased through Mr. Day from the Newark Factory Sites com-pany a tract of about 160 acres on which it erected one of the largest shipbuilding plants in this country. Recently the Niles-Bement-Pond Company sequired about fifty acres on which it will erect an enormous plant for the manufacture of large lathes, dummy engines and cranes.

For many years this large tract of land was considered of little value. The

average manufacturer did not know that the land afforded excellent foundations for large undertakings and that under the veneer of mendow there is solid hard-pan. The question of foundations on pan. The question of foundations on this property has now been settled for sood, as Mr. Ford, the United States Steel Corporation, the Niles-Bement-Pond Company and other purchasers had the land tested to ascertain the character of the subsoil before they ac-suited stee and in all cases the expulred sites, and in all cases the exeminations were found perfectly satis-factory and the land capable of carryng enormous loads.

locating a plant on this property permits tracking to Newark, Jersey City and New York city over the Lincoln Highway, which runs through the property It is 125 feet wide, with a high trolley line in the centre and with wood blocks on one side or the finest trucking road in the State. Many of the industries now on the property make several truck deliveries to New York daily, as the property is

The fact that the property is crossed by think line reads terminating in New Jersey insures unsurpassed railroad faen, as a manufacturer can locate on riv and obtain a connection Pennsylvania, Erie, Lacka-ersey Central and their Pranches. The main line of the Penn-lylamia Halfroad forms the northerly coundary of one of the sections of the that has been actively de-

ewark Bay, the Passale and the to at important waterways and New York harbor. The Fed-Sovernment has dug channels the voterways, so that now is a channel through Newark and the Passale River of twenty is within trolley communication of New-

FOR SALE New York City Deep Water Fronts

CLASON POINT

On, East River, at mouth of Bronx River, a large tract, including full

RIPARIAN RIGHTS

with established pier head times allowing 1,000 foot piers. This property is free and clear and must be sold to close

ON RARITAN BAY

Tottenville, Staten Island, Opp. Perth Amboy, N. J.

250 Acres with over 5000 feet of Water Front

Both these properties have unsurpassed shipping facilities by rail and boat. This offers an exceptional opportunity for investors, manufacturers, shipbuilders and owners of large industrial plants, or for developers for the housing

Two wonderful Water Fronts worthy of Investigation. Full particulars from

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Hedden-Pearson-Starrett Corporation 115 BROADWAY, NEW YORK CITY

TERRITORY

This Corporation will act as Consulting Engineers, Contractors for Engineering Work, Contractors for Operation, Purchasing Agents and Representatives of Foreign Corporations, in the following industries. Steam and Electric Hallways, Tramways, Highways, Bridges, Canais, Hydro-Electric Power Plants, Steam Power Plants, Submarine Dredging and Rock Work, Shipbuilding, Mining, Docks and Water Front Improvements. Building Construction, Improvements. Building Construction, Sewarage and Disposal Works, Machinery and Mechanical Equipments, Water Works, Electrical Equipments, Water Works, Effects Lighting, Telephone Systems, etc.

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Power Plant, Rio de Janeiro, Brazil.
Hotel St. Regia, New York, N. Y.
Hotel Taft, New Haven, Conn
San Antonio, Tex.
Mexico Northwestern R. R., El Pase,
Tex.
Metropolitan Street Raliway, New York,
N. Y.
Prudential Life, Newark, N. J.
Union R. R. Station, Columbus, O.
Oakland National Bank, Oakland, Cal.

Correspondence is invited from Sub-Contractors and Manufacturers in order that they may be listed at once in the estimating and purchasing files

Hedden-Pearson-Starrett Corporation

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North 3rd to North 10th Streets, Brooklyn Warren Street, Jersey Gity Queensboro Terminal, Long Island City

All Rail Shipping Facilities via All Railroads Best Service Lowest Rates

> A FEW CHOICE FACTORY SITES FOR SALE OR TO LEASE

Inquire at 129 Front St., New York City

The lackensack Hiver to the statistics completed by the feel and a movement is under way to give not the lands of the population of over 8,000,000. A move to the lands in the property and the population of the station of the statio

By Wm. C. Redfield,

MERICAN manufacturers will have a vital part to play in the future of the country. This part will be more important then it has ever been

It will not be merely that of securing their own prosperity but of assuring the prosperity of the country as well. In a sense that has never been true before.

Our power to grant credits at home and abroad depends on maintaining our gold reserve, which is the basis for those credits. If that gold reserve is greatly diminished there will be less credit available at home. We shall not be able to look abroad as before the war for a supply of credit. We must furnish it ourselves. I know of but four ways to protect the reserve on which these credits depend. These are loans abroad, investments abroad, sales abroad or services abroad. Our ability to keep a supply of credits sufficient for our domestic business depends upon these four things.

The enemies against which the American manufacturer must fight in protecting our domestic credits by selling goods abroad are chiefly domestic. Four are of especial importance. First, I should put the failure to apply science to industry. Germany did this more than any one and prospered thereby. The use of science in industry has greatly grown during the past three years. must grow more. Unless we are as competent to apply science to trade as others we must not expect to lead them successfully. We shall not deserve to win in the future industrial field unless we apply knowledge to industry as well as others.

A second enemy is the lack of industrial training for workers. In German factories before the war men of science led forces of trained workers. We have made a great start in this direction through the law providing Federal aid to vocational education, of which every State in the Union has now taken advantage. This act will, in my judgment, be found to be more helpful to American industry in coming years than many things that have been more visible to the public eye. When we have trained minds leading trained workers two great steps forward will have been taken in American industry.

A third enemy is ignorance of costs. This has prevailed to an appalling extent. It must go, and with it must go the rule of thumb and all guesswork in industry if we are to deserve the place we hope to gain and keep. We cannot compete with men who know what every process costs them if we have not like knowledge ourselves.

A fourth enemy- and a bad one-is waste. We have thrown away fortunes in the wastes of industry. Take, for a simple illustration, the whaling industry. This is one of our oldest, carried on for over a century with what we have been pleased to call great success. Now we know that most of the values of the whale have been wasted. Fine leather is now made from the whale's skin, from the intestines, the stomach and from other parts. Several tons of good meat are now taken from each whale and find regular consumption. These and similar things may soon come to be the chief products of an industry which for long decades has thrown them away.

If we will waste we must expect to want. Waste in one or another form has been and, though greatly reduced, still remains one of the great characteristics of American industry and life. We have learned much and are feeding

nations from what we now save, but there is much yet to learn.

There are many fine examples in our industry of science applied to busiess. of trained workers, of clear knowledge, of watchful saving. An indirect good from the war has been the lessons we have learned on these subjects On the extent to which we learn them and apply them will chiefly depend the future of American business. That future must be one in foreign fields, for the output of our factories is too large for our domestic markets continuously to take it all. Nor can we maintain our domestic credits under the altered conditions by sales in the domestic market alone.

Let us go to the industrial contest then as we go to the field of war, with trained men, led by trained leaders, knowing the job and stripped of all waste-This done, America has little to fear. The business of the country will find the Government ready to go hand in hand with it in securing a fair share of the commerce of the world.

Industrial

Waterfront and Railroad Property 250 ACRES

\$1,250 Per Acre

Close to Port of New York-4 miles from Times Square

Will consider manufacturing plant in part exchange This property is the lowest priced navigable waterfront about New York

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WATERFRONT and DOCK PROPERTY of the LUDLOW ESTATE, at LUDLOW (South Yonkers), on the HUDSON RIVER, one-half mile North of NEW YORK CITY. River Frontage: 2,200 feet. 5 Acres of filled-in-land, on Crib Docks. 9 Acres of Unfilled Land.



Ample UNOCCUPIED SPACE, suitable for WAREHOUSES or for MANU-FACTURING PLANTS.

Long term LEANES will be made, with RENEWAL PRIVILEGES.

Adequate SPUR TRACKS and SIDINGS from the INDUSTRIAL TRACK of the N. Y. CENTRAL RAILROAD, connecting with the MAIN LINE, will be provided for Tenants.

ACCESS by well paved Streets, to YONKERS, MT. VERNON, NEW BO-CHELLE, the BOROUGH of the BRONX, and NEW YORK CITY.

Tracks of the New York Central Railroad (Main Line) are crossed by an OVERHEAD CROSSING, on a 5% Grade.

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or to JAMES MORRISON, Agent of the Ludlow Estate, No. 2 Sunnyside Drive (near Ludlow Station of N. Y. C. R. R.), Ludlow Tonkers, N. Y. (Telephone: 2366 Yonkers)

WATER FRONT PROPERTIES FOR

NEWTOWN CREEK One vacant block with Rail con-nections. Free lighterage.

EAST RIVER, Menhattan Island Block front. partially improved. with brick building and bulk bead.

head.
KILL VON KULL
Tract of about 16 acres on 36feet channel, adjoining tract of
14 acres in rear. Ball connection,
free lighterage limits.

Acreage properties on deep water One tract of about 100 acres Rail connection. Over 350 ft. of frontage. One tract of about 175 acres with 2,300 ft. of frentage. Will lease both of the above properties to responsible parties. BOSTON HARBOR Choice property of about 86 acres with 1,000 ft. of frentage. Bail

FLOYD S. CORBIN, Specialist

FACTORY SITES

Five Miles from New York City Hall On Deep Water with Railroad Facilities

Property located midway between Newark and Jersey City, N. J., fronting on the Passaic and Hackensack

World's Greatest Labor Market Crossed by

FOUR RAILROADS

and their branches, sidings from which can be obtained:

Pennsylvania R. R. Central R. R. of N. J. Del., Lack. & West. R. R. Erie Railroad

Newark Bay and Passaic River Channels up to the Property 20 Feet at Low Tide The following concerns have recently bought locations in the property and buildings are now in course of construction:

UNITED STATES STEEL CORP. FORD MOTOR COMPANY Automobiles THOMAS A. EDISON CO., Inc. NILES-BEMENT-POND CO. H. KOPPERS COMPANY By-Product Coke Ovens MARTIN DENNIS COMPANY

Chemicals EGYPTIAN LACQUER MFG. CO. Lacquer NORTH AMERICAN COPPER CO. Metal Goods WHITE TAR COMPANY Napthaline JAMES H. RHODES & CO. Felts



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Phone 744 Cort.

Acreage and Improved Subdivision on JAMAICA BAY for

Industrial Plants and Housing Development Basin 30 Feet Deep, 300 Feet Wide, 1 Mile Long

New York City and the Federal Government are spending millions of dollars on the Improvement of Jamaica Bay to increase threefold the port facilities of New York and to establish here the

largest harbor in the world. The Main Channel, already partially completed by the

Government, will pass directly in front of the acreage and improved subdivision we offer. Shellbank Basin, of the above dimensions, will alone furnish10,000 feet of whartage. Rail and motor road connections immediately available. Improved home-sites for workmen directly adjacent.

Correspondence Invited

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All Fire-Proof One and Two Family Houses

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Houses that fear no fire, well constructed, delivered on sites in sections, erected within a week, making a permanent dwelling, sanitary and fire-

Metal Shelter Co. of N. J., Inc. 50 CHURCH ST., (Write for our catalogues.)

200,000 Sq. Feet **Isolated Section** Itensouable Terms Immediate Possession

WATER FRONT AND RAILROAD PROPERTY with full riparian rights; dock built; ready to build on. Easy of access.

WAREHOUSE ON R.R. SIDING Suitable for storing very heavy material. Central location.

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for Term of Years. 340 Feet on

Gowanus Canal, Brooklyn. Plot comprises about 15 Lots

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J. W. DOOLITTLE Voolworth Building Phone 7294 Barclay

New Jersey Factory Opportunities structed building at freight and passenger stations large power plant will tent or sell at bargain itte incredute possession

WE BUILD FACTORIES TO SUIT Feist & Feist Factory Specialists
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PLANT WITH WATERFRONT SUITABLE FOR STORAGE OR FACTORY.

Storage or Inctory Plant near New York city, on east bank of Hadson River comprising nine acres of land, with group of buildings, constructed poptingpality of brick. New York city and result of the principality of brick in the Architecture of the

BARGE BUILDING SITE, Best Location New York Harbor 31 Acres, 1.500 Feet Frontage; 18 feet depth of water at low tide. Substantial New Bulkhead. LOSEI REALTY CORPORATION Tel.0825 Columbus,1790 Broadway, N.Y.

PREPARE WAY FOR JAMAICA BAY PORT

Howard Estates Company Has Built 40 Acre Basin-Room for 40 Ships.

In anticipation of the Government work in improving Jamalea Bay for harbor purposes an important part of the plan has already been completed by private enterprise. A basin 200 feet wide, one mile long and thirty feet deep has been excavated by the Howard Estates Development Company through the centre of his holdings, on the north shore of Jamalea Bay, about two and a haif miles east of Mill Basin. This is one of the largest artificial waterways in or about New York city. The hasin covern an area of forty acres and with its average depth of thirty feet is canable of docking about forty of the largest freighters. This improvement is coordinated with the plans of the War Department engineers and has mot with their approval, the piorhead and builtnesd lines having been established within the basin. In anticipation of the Government

and buildness lines having been estab-lished within the basin.

The development company, of which
F. W. Icavanaugh, head of a large latiting mill at Waterford, N. Y. is
president, had a threefold purpose in
the construction of this basin; area,
to obtain from the excavation material
aufficient to elevate the surface of the sufficient to elevate the surface of the adjacent lands to a height adaptable BIG GOVERNMENT WORKSHOP, square feet, of which 50 per cent. on the greatest number of waterfront an average is available for Government work. Those plants now have 5,000 em.

War Uses.

adjacent lands to a height adaptable for residential occupation; second, to create an additional waterfront of two miles and a waterway that would give the greatest number of waterfront ad an average is available for Government vantages to the residents and property work. Those plants now have 5,000 em.

War Uses. War Uses.

Industrial statistics compiled by the Chamber of Commerce of the Borough of Queens show that in addition to the seventy-five plants in the borough now ber of Commerce.

Ployees and could employ more than third, to create a waterway of such magnitude and importance that it would coincide with the approved plants of the Commission.

This information has been presented to coincide with the approved plants of the Commission.

The eastern side of the hasin is because the control of the cont